



£210,000 Region



- Two Bedroomed Characterful Back to Back
- 'Popular' Victorian Period Features
- Offered With Vacant Possession
- Gas C/Heated & UPVC D/Glazed
- Cul-de-Sac Position & Garden
- Train Station Platform 2mins Walk! - MUST SEE!



A HIGHLY CHARACTERFUL TWO BEDROOMED MID TERRACE BACK TO BACK, SITUATED IN THIS VERY CONVENIENT CUL-DE-SAC LOCATION, A FEW MINUTES WALK TO BURLEY PARK TRAIN STATION, LOCAL SHOPS, THE CRICKET & RUGBY GROUNDS AND THE EXTENSIVE AMENITIES IN HEADINGLEY WITH LEEDS CITY CENTRE AND THE UNIVERSITIES ALSO IN EASY REACH.

Viewings are an absolute must to appreciate the characterful accommodation, which still retains a lot of the original & popular period features including ceiling cornice & picture rails, an impressive fire place & surround in the lounge and beautiful Victorian internal pine doors. The property is gas centrally heated and Upvc double glazed and in brief comprises; a lounge and fitted kitchen to the ground floor. A useful good sized basement. First floor double bedroom and a house bathroom & wc with a shower over the bath and a further bedroom on the second floor with a dormer window and some landing space, ideal for a study.

The property is currently tenanted on a rolling month to month contract, and can be offered with **Vacant possession**, therefore ideal for first time buyers and small families, subject to the required notice period on the tenancy agreement and of equal interest to investors!





Tenure Freehold **Council Tax Band** A
Possession Sold subject to existing tenancies

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and we can recommend a mortgage broker along with other property professionals.

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

Management Clause

If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

House in Multiple Occupation (HMO)

This property is in an Article 4 direction area which relates to Houses in Multiple Occupation. Please see the Leeds City Council website for more information.

Rent Reform Act

The Rent Reform Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer

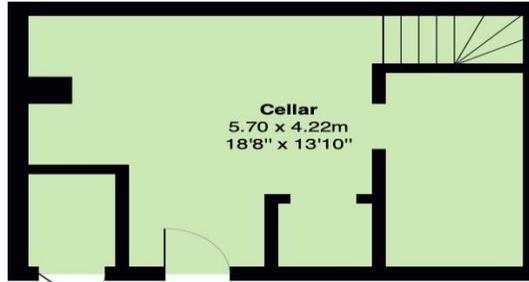
All viewings are by appointment. Please note that we require 72 hours notice on this property.

None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

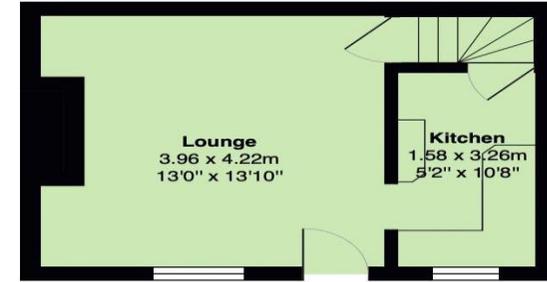
These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain.

These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property

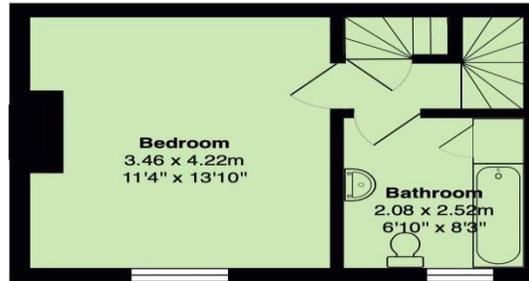
4, Graham Street, Burley, LS4 2NE



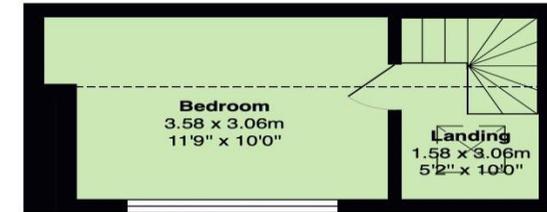
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total Area: 87.2 m² ... 938 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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